

For Lease

**1708-1718 Bath
Rd, Unit 1,
Kingston, ON**

Peter Kostogiannis

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Salesperson

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**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com



Property Details

Available Space	± 2,833 sf (Landlord willing to consider demising the premises)
Net Rent	\$32.00 psf + HST
Additional Rent	\$13.65 psf + HST (est. 2025) including taxes
Utilities	Direct to Tenant
Parking	Ample on-site (approx. 90 spaces)
Signage	Pylon signage
Access	Entrance off both Days Road & Bath Road
Zoning	General Commercial (CG)
Comments	End cap, excellent signage on fascia and pylon
Disclosure	The Listing Broker is the Property Manager of the subject Property.



Zoning

CG - General Commercial Zoning

(By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Animal care
- Automobile sales establishment
- Community centre
- Day care centre²
- Financial institution
- Fitness centre
- Grocery store
- Institutional use
- Laundry store
- Office
- Personal service shop
- Recreation facility
- Repair shop
- Restaurant
- Retail store
- Special needs facility
- Training facility
- Wellnes facility

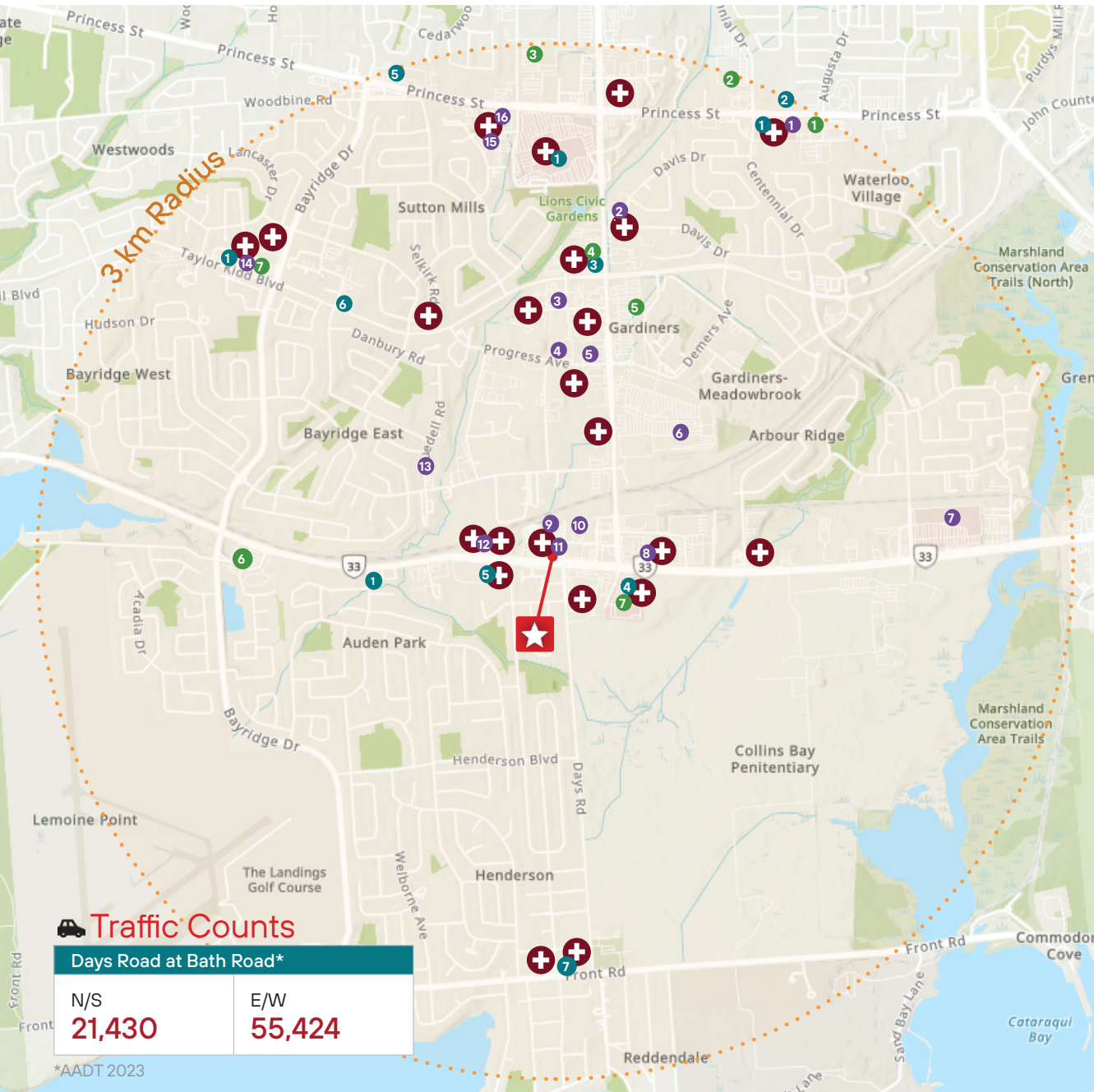
Demographics

10km Radius

143,403	Population
63,632	Households
51	Median Age
\$113,024	Household Income
2.25	People Per Household

Location & Amenities

Situated at the signalized intersection of Bath Road and Days Road, the property is surrounded by an established network of healthcare providers, complementary services and major retail amenities, creating an ideal environment for medical, wellness and professional office users.



Traffic Counts

Days Road at Bath Road*

N/S	E/W
21,430	55,424

*AADT 2023

Health Care Professionals

Including doctor's, psychiatrist, optometrists and dental office

Pharmacy

1. Shoppers Drug Mart
2. Gardian Medix Pharmacy
3. Medical Tree Pharmacy
4. Pharmasave
5. IDA Pharmacy
6. Milford Pharmacy
7. Reddendale Pharmacy

Grocery

1. Farmboy
2. Costco
3. Loblaws
4. M&M Food Market
5. Food Basics
6. NoFrills
7. Metro

Fitness & Wellness

- | | |
|------------------------------|--------------------------------|
| 1. Planet Fitness | 10. Stone City Athletics |
| 2. Samatva Yoga | 11. F45 Training |
| 3. Prescribe Exercise Clinic | 12. HealthYoga |
| 4. UFIT Kingston | 13. United Strength & Wellness |
| 5. Lift Lab | 14. Omega Fitness |
| 6. Crunch Fitness | 15. Studio330 Westend Wellness |
| 7. GoodLife Fitness | 16. Fit4Less |
| 8. Rival Training | |
| 9. Powerkick | |

Floor & Site Plan

Rockwell
COMMERCIAL

Contact Information

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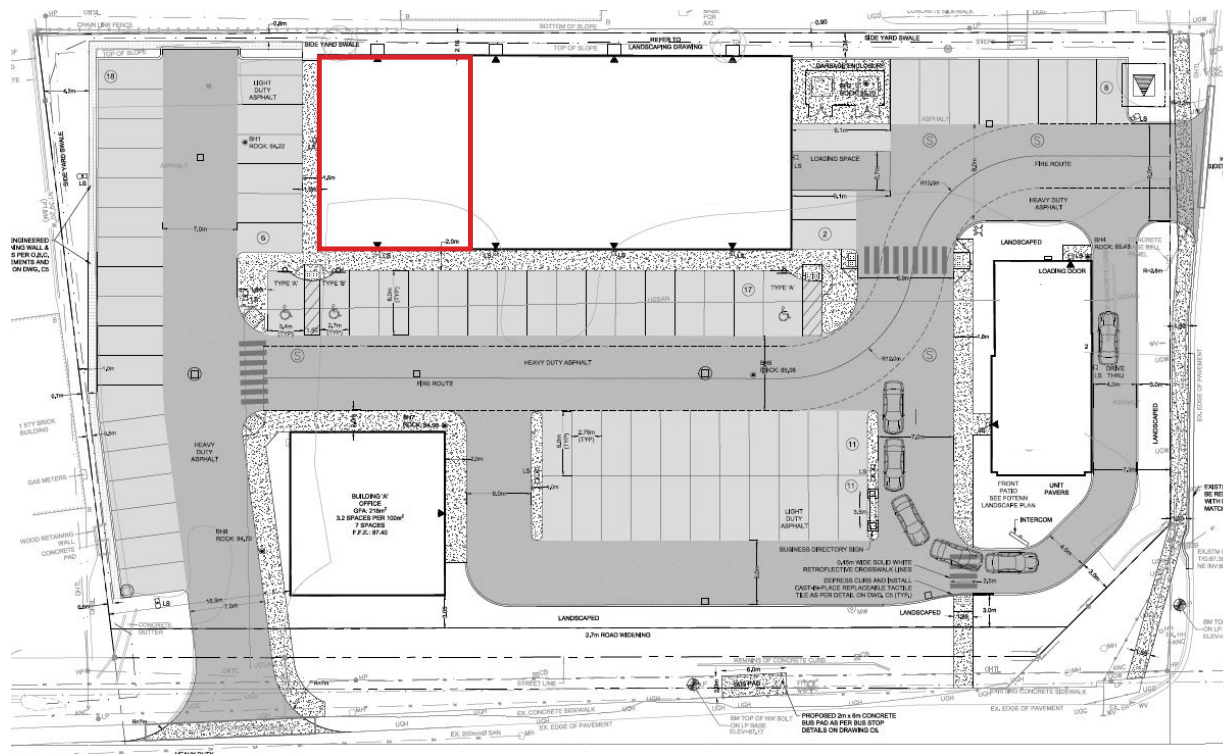
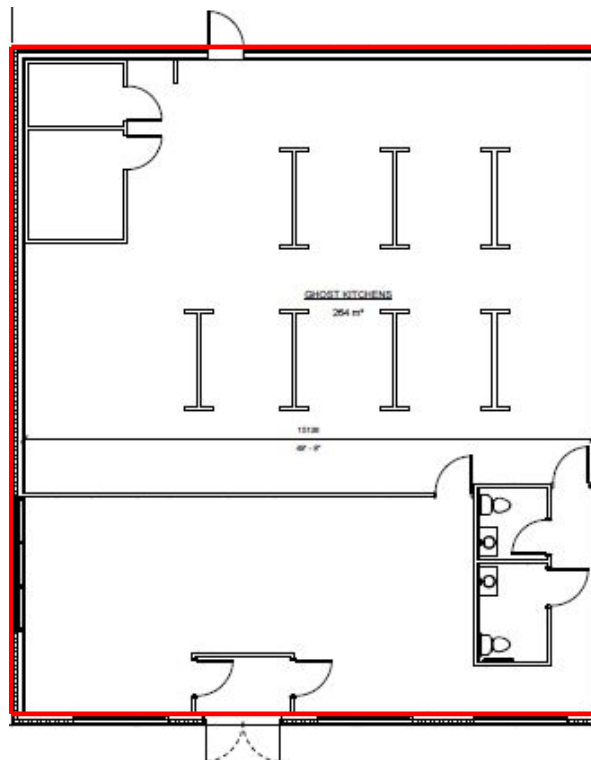
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